

## 4 Bedroom House for Sale in Limassol - Agia Fyla

This beautiful family house (4 bedroom + separate studio, 5 Bathroom) is located on the hill of Ag. Fyla, a 5 minute drive from the best private schools in Limassol, The Heritage, The Island and the newly built Pascal Plot. House size is 320 m<sup>2</sup> over three floors on elevated 400sq.m plot.

The entrance level has a maids studio with kitchen and bathroom, large cinema, wine cellar, bathroom with shower, 2 separate garages.

The ground floor – living room with sea views kitchen, dining, utility pantry room, storage, toilet.

The first floor – sea view master bedroom with a walk-in closet and en suite, 3 bedrooms with large bathroom.

The house boasts a larg...

### Property Info

Covered Area **320**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **400**

### Additional info

Reference Number **235955**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **5+**

### Amenities

### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## Price: €700 000 + VAT

VAT for this property is **€87,063** or **€133,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 188.00/m²</b>		

## Representative: MySpace

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## Price change history

€700 000 on Mar 19, 2025











